

Geo Martwright
AN
A B R I D G M E N T
OF
S U C H P A R T
OF THE
BUILDING ACT;
(Passed in the Year, 1774,)

AS WILL BE
USEFUL TO ALL PERSONS
WHO HAVE EITHER
Freehold or Leasehold Houses or Buildings,
PARTICULARLY TO
SURVEYORS, BUILDERS, CARPENTERS,
BRICKLAYERS, &c.
With a General INDEX to the whole ACT.
(SECOND EDITION)

By WILLIAM MEYMOTT,
Late Of Church Street, St. John's, Southwark,
One of the SURVEYORS appointed under the said Act.

L O N D O N :

Printed and Sold by J. BROWN, Fair Street, Horsly-down, Southwark;
and at Mr. TAYLOR's, Architectural Library, No. 56, High
Holborn, opposite Great Turn-Style,

[Price One Shilling.]

Now of Prospect Place St George's, Southwark

P R E F A C E.

LONG have I waited, in Hope that a much more able Hand would have undertook to abridge the most useful Parts of the Building Act, and compose a general Index to the Act itself; but, not finding any Person willing to undertake a Work of this Kind, I beg Leave to offer my Service to the impartial Public.

It may be said, the Act is easy to be understood; but, to give a short and comprehensive View of the material Parts referring directly to Buildings, will render the Knowledge of it more easy; while, by the general Index,

P R E F A C E .

Index, an Enquiry into the particular Parts of the Act may be made with less Trouble.

If the following Sheets should prove useful to those who consult them, the End of the Compiler will be answered, who subscribeshimself,

Their humble Servant,

W. MEYMOTT.

*Roofing a square of pentiles weigh about 9 cwt
of plain tiles " " 18 "
of slates " " 7 "*

A N

ABRIDGMENT, &c.

It is enacted, that every Building already built or hereafter to be built, on New or Old Foundations, or on Foundations partly New and partly Old, shall be distinguished by, and divided into the seven several Rates, or Classes of Building herein after described.

FIRST RATE BUILDING.

9 Square and upwards
THAT every Church, Chapel, Meeting-House, and other Place of Public Worship, and every House or Building for distilling and brewing of Liquors for Sale, for making of Soap, for melting of Tallow, for dying, for boiling or distilling Turpentine, for casting Brass or Iron, for refining of Sugar, for making of Glass, for chymical Works for Sale, of what Dimensions soever the same respectively are or may be.

And also every Warehouse and other Building whatsoever, not being a Dwelling-house, now built or hereafter to be built (except the 5th, 6th, or 7th Rate or Class of Building) which does or shall exceed three clear Stories above Ground, exclusive of the Rooms (if any) in the Roof thereof, or which is or shall be of the Height of thirty-one Feet from the Surface of the Pavement, Ground, or Way above the Area before either of the Fronts thereof, to the Top of the Blocking course or the Coping on the Parapet thereof.

B

And

And every Dwelling-House now built, or hereafter to be built, which with the Offices thereto belonging and adjoining, or connected otherwise than by a Fence or Fence-wall, or covered Passage, open on one or both Sides, when finished, does or shall exceed the Value of *Eight Hundred and Fifty Pounds*; and also every Dwelling-House which does or shall exceed nine Squares of Building on the Ground Floor, including internal and external Walls, shall be deemed the First Rate or Class of Building, and must be built as follows, *viz.*

P A R T Y W A L L S.

F O O T I N G S,

That every Party-wall hereafter to be built to any First Rate Building, or to any addition thereto, or enlargement thereof, shall be built and remain at the Foundation $3\frac{1}{2}$ Bricks, or 2 feet 6 inches in Thickness, and to rise 1 foot high, regularly and gradually diminishing on each side of the Wall, $4\frac{1}{2}$ inches to the Top of the Footing.

From Top of Footing.

$2\frac{1}{2}$ Bricks, or 1 foot 9 inches $\frac{1}{2}$, to the under side of the Ground Floor.

From Under Side of Ground Floor.

2 Bricks, or 1 foot 5 inches $\frac{1}{2}$, to the under Side of the Floor of the Rooms (if any) in the Roof of the highest Building adjoining to such Party Wall.

From Under Side of Floor in the Roof.

$1\frac{1}{2}$ Brick or 13 inches, to the full Height of 18 inches in every Part above the square of the Rafter of the highest

est Building adjoining thereto, and 1 foot above the Gutter.

N. B. All Footings must be at least 2 inches below the upper Surface of the lowest Floor adjoining thereto; and all party Walls shall extend to the outer Surfaces of the external Inclosures of each of the adjoining Houses or Buildings.

EXTERNAL WALLS.

FOOTINGS.

That every Front, Side, End, or other External Wall (not being a Party Wall) hereafter to be built to any First Rate Building, or to any addition thereto, or enlargement thereof, shall be built and remain at the Foundation $2\frac{1}{2}$ Bricks, or 1 foot $9\frac{1}{2}$ inches in thickness, and to rise 9 inches high, diminishing as before, $2\frac{1}{4}$ inches on each side, to the Top of the Footing.

From Top of Footing.

2 Bricks, or 1 foot 5 inches $\frac{1}{2}$, to the under side of the One Pair of Stairs Floor,

From Under Side of One Pair of Stairs Floor,

$1\frac{1}{2}$ Brick, or 13 inches, to the under side of the plate under the Roof or Gutter,

From Under Side of Plate under Roof.

1 Brick, or $8\frac{1}{2}$ inches, to the under side of the Blocking course or Coping on the Parapet.

Except such Parts of such Wall as shall be wholly of Stone, which Parts, so being of Stone, shall be of

the Thickness of 14 inches at the least, below the Ground Floor, and of 9 inches at the least above the Ground Floor. And except all Recesses above the Ground Floor in the said Wall, which shall be arched over in every Story, so nevertheless as that the Arch and the back of such Recess shall be respectively of the Thickness of 1 Brick, or $8\frac{1}{2}$ inches, at the least.

SECOND RATE BUILDING.

That every Building, not being a Dwelling-House, except the 1st, 5th, 6th, and 7th Rate, or Class of Building, now built or hereafter to be built, which does or shall exceed 2 clear Stories, & shall not contain more than three clear Stories above Ground, exclusive of the Rooms (if any) in the Roof thereof, or which is or shall be of the Height of 22 Feet, and not 31 Feet, from the Surface of the Way above the Area before either of the Fronts thereof, to the Top of the Blocking course or Coping on the Parapet thereof.

And every Dwelling-House now built, or hereafter to be built, which, with the Offices thereto belonging and adjoining, or connected, otherwise than by a Fence or Fence-wall, or covered Passage, open on one or both Sides, when finished, does or shall exceed the Value of *Three Hundred and Fifty Pounds*, and shall not amount to more than *Eight Hundred and Fifty Pounds*, and also every Dwelling-House which does or shall exceed 5 Squares of Building on the Ground Plan, and shall not amount to more than 9 Squares of Building on the Ground Plan thereof, including internal and external Walls, shall be deemed the second Rate or Class of Building, and must be built as follows, viz.

PARTY

Second Rate. Party and External Walls. 5

P A R T Y W A L L S.

F O O T I N G S.

That every Party-wall hereafter to be built to any second Rate building, or to any addition thereto, or enlargement thereof of, shall be built and remain at the Foundation $3\frac{1}{2}$ Bricks, or 2 feet 6 inches in Thickness, and to rise 9 inches high at least, regularly and gradually diminishing on each side of the Wall, $4\frac{1}{2}$ inches to the Top of the Footing.

From Top of Footing.

$2\frac{1}{2}$ Bricks, or 1 foot $9\frac{1}{2}$ inches, to the under Side of the Ground Floor.

From Under Side of Ground Floor.

2 Bricks, or 1 foot $5\frac{1}{2}$ inches, to the under Side of the Two Pair of Stairs Story.

From Under Side of Two Pair of Stairs Floor.

$1\frac{1}{2}$ Brick, or 13 inches, to the full Height of 18 inches above the Square of the Rafter of the highest Building adjoining thereto, and 1 foot above the Gutter.

N. B. All Footings must be at least 2 inches below the upper Surface of the lowest Floor adjoining thereto,

E X T E R N A L W A L L S.

F O O T I N G S.

That every Front, Side, or other External wall (not being a Party wall) hereafter to be built to any second Rate Building, or to any addition thereto, or enlargement thereof,

6 Third Rate. External Walls.

thereof, shall be built and remain at the Foundation 2 Bricks, or 1 foot $5\frac{1}{2}$ inches in thickness, and to rise 9 inches high, diminishing as before $2\frac{1}{4}$ inches on each Side, to the Top of the Footing.

From Top of Footing,

$1\frac{1}{2}$ Brick, or 13 inches, to the under Side of the One Pair of Stairs Floor.

From Under Side of One Pair of Stairs Floor.

1 Brick, or $8\frac{1}{2}$ inches, to the under Side of the Blocking-course or Coping on the Parapet.

Except such Parts of every such Wall being above the Ground Floor, as shall be wholly of Stone, which Parts, so being of Stone, shall be of the Thickness of 9 inches at the least. And except all Recesses above the Ground Floor in the said Walls, which shall be arched over, so nevertheless as that the Arch and the Back of each such Recess, shall respectively be of the Thickness of 1 Brick in Length, or $8\frac{1}{2}$ inches at the least.

THIRD RATE BUILDING.

3 1/2 Square to 5 Sq

That every Building, not being a Dwelling-House, except 1st, 5th, 6th, and 7th Rates of Building, now built, or hereafter to be built, which does or shall exceed one clear Story, and shall not contain more than two clear Stories above Ground, exclusive of the Rooms (if any) in the Roof thereof, or which is or shall be of the Height of more than 13 feet, and shall not be of the Height of 22 feet from the Surface of the way above the Area, before either of the Fronts thereof, to the Top of the Blocking-course or Coping on the Parapet thereof.

And

Third Rate. Party and External Walls. 7

And every Dwelling-House now built, or hereafter to be built, which, with the Offices thereto belonging and adjoining or connected, otherwise than by a Fence or Fence-wall, or covered Passage, open on one or both Sides, when finished, does or shall exceed the Value of *One Hundred and Fifty Pounds*, and shall not amount to more than the Value of *Three Hundred Pounds*.

And every Dwelling-House, which does or shall exceed $3\frac{1}{2}$ Squares of Building on the Ground Plan, and shall not amount to more than 5 Squares of Building on the Ground Plan thereof, including internal and external Walls, shall be deemed the Third Rate or Class of Building, and must be built as follows, *viz.*

P A R T Y W A L L S.

F O O T I N G S,

That every Party-Wall hereafter to be built, to any Third Rate Building, or to any addition thereto, or enlargement thereof, shall be built and remain at the Foundation 3 Bricks, or 2 feet 2 inches in Thickness, and to rise 9 inches high, regularly and gradually diminishing on each side of the Wall, $4\frac{1}{2}$ inches to the Top of the Footing.

From Top of Footing,

2 Bricks, or 1 foot $5\frac{1}{2}$ inches, to the under side of the Ground Floor.

From Under side of Ground Floor,

$1\frac{1}{2}$ Brick, or 13 inches, to the full Height of 18 inches above the square of the Rafter of the highest Building adjoining thereto, and 1 foot above the Gutter.

N. B.

8 *Fourth Rate. External Walls.*

N. B. All Footings must be at least 2 inches below the upper surface of the lowest Floor adjoining thereto.

E X T E R N A L W A L L S .

F O O T I N G S ,

That every Front, Side, End, or other External-wall (not being a Party-wall) hereafter to be built to any Third Rate Building, or to any addition thereto, or enlargement thereof, shall be built and remain at the Foundation 2 Bricks, or 1 Foot $5\frac{1}{2}$ inches in Thickness and to rise 6 inches high diminishing as before, $2\frac{1}{4}$ inches on each side, to the Top of the Footing.

From Top of Footing.

$1\frac{1}{2}$ Brick, or 13 inches, to the under side of the Ground-Floor.

From Under Side of Ground Floor.

1 Brick, or $8\frac{1}{2}$ inches to the under side of the Blocking-course or Coping on the Parapet.

FOURTH RATE BUILDING.

under $3\frac{1}{2}$ Square

That every Building, not being a Dwelling-House, except 1st, 5th, 6th and 7th Rates of Building, now built, or hereafter to be built, which does not or shall not exceed one clear Story above Ground, exclusive of the Rooms (if any) in the Roof thereof, or which is not or shall not be of the Height of more than 13 feet from the surface of the Way above the Area, before either

Fourth Rate. Party & External Walls. 9

either of the Fronts thereof, to the Top of the Blocking-course or Coping on the Parapet thereof.

And every Dwelling-House now built, or hereafter to be built, which, with the Offices thereto belonging and adjoining or connected, otherwise than by a Fence or Fence-wall, or covered Passage, open on one or both Sides, when finished, does not or shall not exceed the Value of *One Hundred and Fifty Pounds*. And also every Dwelling-House, which does not or shall not exceed $3\frac{1}{2}$ Squares of Building on the Ground Plan thereof, including internal and external Walls, shall be deemed the Fourth Rate or Class of Building, and must be built as follows, *viz.*

P A R T Y W A L L S.

F O O T I N G S,

That every Party wall hereafter to be built to any Fourth Rate Building, or to any addition thereto, or enlargement thereof, shall be built and remain at the Foundation 2 Bricks, or 1 foot $5\frac{1}{2}$ inches in Thickness and to rise 9 inches high, regularly and gradually diminishing on each Side of the Wall, $2\frac{1}{4}$ inches to the Top of the Footing.

From Top of Footing,

$1\frac{1}{2}$ Brick, or 13 inches, to the under Side of the Ground Floor.

From Under Side of Ground Floor.

1 Brick, or $8\frac{1}{2}$ inches, to the full Height of 18 inches above the Square of the Rafter of the highest Building adjoining thereto, and 1 foot above the Gutter.

C

N. B.

10 *Fourth Rate. External Walls.*

N. B. All Footings must be at least 2 inches below the upper surface of the lowest Floor adjoining thereto.

E X T E R N A L W A L L S.

F O O T I N G S,

That every new Front, Side, End, or other external wall (not being a Party-wall) hereafter to be built to any Fourth Rate Building, or to any addition thereto, or enlargement thereof, shall be built and remain at the Foundation 2 Bricks, or 1 foot $5\frac{1}{2}$ inches in Thickness, and to rise 6 inches high, diminishing as before, $2\frac{1}{4}$ inches on each Side, to the Top of the Footing.

From Top of Footing,

$1\frac{1}{2}$ Brick, or 13 inches, to the under Side of the Ground Floor.

From Under Side of Ground Floor.

1 Brick, or $8\frac{1}{2}$ inches to the under side of the Blocking-course or Coping on the Parapet.

It is further enacted, that every House, or Building of the Four First Rates of Building hereafter to be built not having each of them a separate and distinct side Wall on the Part or Parts where they are, or shall be contiguous, shall have Party-walls between House and House, or other Building, or between so much of such House and House, or other Building, as shall not respectively have such separate and distinct Walls as aforesaid, and such Party-walls shall extend to the outer surfaces of the external enclosures of each of the adjoining Houses or Buildings.

FIFTH

FIFTH RATE BUILDING.

That every Building, except the 1st or 7th Rate or Class of Building, which is or shall be at the distance of 4 feet, and not 8 feet, from any public Road, Street, or Causeway, and is or shall be detached from any other Building, not in the same Possession therewith, 16 feet at the least, and not 30 feet, or connected with any other Building, only by a Fence or Fence-wall, shall be deemed to be of the Fifth Rate or Class of Building, and shall and may be built of any dimensions whatever.

But it is enacted, that every external Wall, or external enclosure of every Building of the Five First Rates of Building, which shall hereafter be erected or built; and every addition or enlargement thereafter to be made to any Building of the Five First Rates now erected, or hereafter to be erected, shall be of Brick, Stone, artificial Stone, Lead, Copper, Tin, Slate, Tile, or Iron, or of Brick, Stone, and such artificial Stone, Lead, Copper, Tin, Slate, Tile, and Iron together, except the necessary Piling, Bridging, and Planking for the Foundation of the same, and also except the necessary Templets, Chains, and Bond-timbers, and also except the Doors, Sashes, Window-shutters, Door and Window Frames to such Buildings, and the Tiers or Stories of Door Cases and Doors to all such Warehouses as are or shall be of the Four First Rates of Building; all which Window-frames and Door-frames to the Five First Rates of Building, hereafter to be built, or to any addition, or enlargement thereto, shall be set in Reveals, and recessed at least 4 inches from the Front of the Building in which they shall be fixed.

SIXTH RATE BUILDING.

That every Building, except such Buildings as are hereby particularly declared to be of the 1st Rate or Class of Building, which is or shall be at the distance of 8 feet from any public Road, Street, or Causeway, and is or shall be detached from any other Building, not in the same Possession therewith, at least 30 feet, or connected with any other Building only by a Fence or Fence-wall, shall be deemed to be of the Sixth Rate or Class of Building, and shall and may be built of any Dimensions, and with any Materials whatever.

N. B. Notwithstanding it is said this and the 7th Rate may be built of any Materials, yet the Act expressly says, that all Chimnies and Flues shall be built with Brick or Stone, or Brick and Stone together, and shall be rendered or pargetted within and without up to the Top of the Covering.

It is enacted, That if any Building of the Fifth, or Sixth Rate or Class of Building, be hereafter divided into two, or more distinct Tenures, and the several parts of such Building, in such separate Tenures, be not at the several distances from each other, herein before particularly directed for every such Fifth or Sixth Rate Building, then every such several parts of such Building, in every such separate and distinct Tenures, being nearer to each other than the said several distances, shall be deemed a public Nuisance and shall be immediately taken down as such,

SEVENTH RATE BUILDING.

That every Crane-House now built, or hereafter to be built, on any Wharf or Quay, and every Shamble,
Wind-mill,

Wind-mill, or Water-mill, and also every Building which is or shall be situated without the Cities of London and Westminster and the Liberties thereof, used for **WORK-SHOPS** or **DRYING-PLACES** for Tanners, Fellmongers, Glue-makers, Size-makers, Callico-printers, Whitsters, Whiting-makers, Curriers, Leather-dressers, Buckram-stiffners, Oil-cloth-painters, Wool-staplers, Throwsters, Parchment-makers, and Paper-makers, so long and at such Times as they are or shall be used for some or one of those Purposes, and no longer, shall be deemed the Seventh Rate or Class of Building, and may be built of any dimensions and with any Materials whatever; but no external Part of any Seventh Rate Building shall, after the 24th of *June* 1774, be covered with Pitch, Tar, or any other inflammable Composition or Material whatever.

And every Crane-house, and every addition or enlargement, and every new Side, new End, or other new external Enclosure, to be made to any Crane-house, shall be of Stone, Brick, Slate, Tile, Oak, Elm, Steel, Iron, or Brass.

N. B. Notwithstanding it is said that the Sixth and Seventh Rates of Building may be built of any Dimensions and Materials whatever, yet the Act expressly says in Folio 1727, & 28, that all Chimnies & Flues shall be built with Brick, or Stone, or Brick and Stone together and that every breast and back of every Chimney, and every breast, back and With, or partition of any flue hereafter to be built, shall be rendered or pargetted within and without, except the outside thereof, which shall be next to vacant Ground, in which case, the back of every Chimney and Flue next such vacant Ground, shall be by Lime, or in some durable manner marked, and distinguished, except in a Fore-front, Back-front,

or

or Side-front of any Building not likely hereafter to be built against; and every back of every such Chimney and Flue so being against such vacant Ground, shall be rendered or pargetted as soon as any Building shall be erected to such Wall.

N. B. Builders, &c. should observe that if they build a 5th, 6th, or 7th Rate Building with a Wall on one or both sides, with an intention that the said Wall or Walls should hereafter become a Party-wall or Party-walls, they should build the said Wall or Walls of the Thickness agreeable to the Rate their Building will be of when another Building is built against it; As the Act of Parliament says that no External-wall shall become a Party-wall, except the said Wall shall be of a proper Thickness; and that Party-walls hereafter to be built and every addition which shall be made thereto, or to any Party-wall which is already built or begun, shall be built agreeable to the directions herein contained concerning the Party-walls of the highest Rate or Class of Building to which such Party-wall shall adjoin, when such additions are completed.

And it is further enacted, that every Building hereafter to be built of the Four First Rates, not having each of them a separate and distinct Side-wall on the Part or Parts where they are or shall be contiguous, shall have Party-walls between House and House or other Building, or between so much of such House and House or other Building, as shall not respectively have such separate and distinct Side-walls as aforesaid, and such Party-wall shall extend to the outer surfaces of the external inclosures of each of the adjoining Houses, or Buildings.

And

And it is also hereby further enacted, That before any Building, or Wall, on new or old Foundations, or on Foundations partly new and partly old (within the Limits of the Building Act) shall be begun; The Master Workman, or other Person causing such building or Wall to be built, shall give *twenty-four* Hours Notice thereof in Writing, to the Surveyor in whose district the same shall be situate, which Surveyor shall view the said Building or Wall, and see that the rules and regulations in the said Act are well and truly observed; And such Surveyor for his trouble therein shall be paid by such Master Workman, or other Person causing such Building, or Wall to be built, such sum of Money, as a satisfaction for his trouble therein, as any two, or more of his Majesty's Justices of the Peace for the City, County, or Liberty in which such Building or Wall is situate, shall, by any Writing under their Hands, order or appoint, not exceeding.

	£.	S.	D.
For every First Rate Building —	3	10	0
And for every alteration or addition to be made — — — — —	1	15	0
For every second Rate — — —	3	3	0
And for every alteration or addition to be made — — — — —	1	10	0
For every Third Rate — — —	2	10	0
And for every alteration or addition to be made — — — — —	1	5	0
For every Fourth Rate — — —	2	2	0
And for every alteration or addition to be made — — — — —	1	1	0
For			

			£.	S.	D.
For every Fifth Rate	—	—	1	10	0
And for every alteration or addition to be made	—	—	0	15	0
For every Sixth Rate	—	—	1	1	0
And for every alteration or addition to be made	—	—	0	10	6
For every Seventh Rate	—	—	0	10	6
And for every alteration or addition to be made	—	—	0	5	0

PARTY WALLS.

All Party-walls must be of good sound Bricks or Stone, or of good sound Bricks and Stone together, between House and House, or other Building of the four first Rates of Building hereafter to be built, except each Building shall have a separate and distinct Side Wall; which Party Wall shall extend to the outer Surfaces of the external enclosures of each of the adjoining Buildings.

Party-walls may be built half on each Person's Ground.

Party Walls to Dwelling-Houses above four Stories high from the Foundations to the Roof, must be built as the First Rate.

Party Walls to a Fourth Rate Dwelling-House, if above three Stories high from the Foundation to the Roof, must be built as a Third Rate.

Party Walls of all Buildings, or Additions to be built must be carried full 18 inches in every Part above the
Roof

Roof of the highest Building adjoining thereto, measuring at Right Angles with the back of the Rafter, and 1 Foot above the Gutter.

Party Walls, not being of sufficient Thickness, or being ruinous, may be taken down after giving proper Notice.

Party Timber Partition, or Timber Partitions, to be taken down when one House or one Front is rebuilt, or two third Parts of one of such Fronts is taken down to the Bressummer, or one pair of Stairs Floor and rebuilt, or when condemned pursuant to the said Act.

If the fore and back Fronts of any Building now built, shall hereafter be rebuilt as low as the Bressummer, or one pair of Stairs Floor, within 5 Years of each other, then the Party Walls shall be subject to the Regulations of the said Act.

In Cases of pulling down old Buildings and building new Party Walls, the first Builder shall be reimbursed in Proportion to the Rate of the Building adjoining thereto, by the Owner or Owners who shall be intitled to the improved Rent, and may build at least 7 inches on the adjoining Ground.

First Builder not to lose any Right of Soil, on Account of the Wall not being Half on each Ground.

Owners of either Side, at their own Expence, may take down a Party Fence-wall, or Wood Fence, and build a new Wall, making good all the damages that may accrue to the adjoining Premises by such rebuilding, provided he does not extend more than 7 Inches from the center of the Wall on the adjoining Ground, and

D

his

18 *Party Walls and Chimnies.*

his Neighbour may freely make Use of it as a Fence-wall, but not otherwise, except he pay his proportionable Part of the Expence of erecting the same.

CHIMNIES.

Chimney-backs in Party Wall.	{	Cellar Story - - -	Brick $1\frac{1}{2}$	{	to 12 inches above the Mantle.
Chimney-backs not in Party Walls.	{	1st Rate Cellar Story	$1\frac{1}{2}$	{	to 12 inches above the Mantle.
Chimnies, Back to Back in Party Walls.	{	1st Rate Cellar Story	2	{	to 12 inches above the Mantle.
Chimney-backs built against a Wall.	{	Cellar Story - - -	1	{	to 12 inches above the Mantle.
Chimney-breasts to all Chimnies.	{	Cellar Story - - -	1	{	
Withs, or Par- titions between Flues, to be of Brick or Stone. if of Brick,	{	all others - - - - -	$\frac{1}{2}$	{	
	{	in every Story and to the Top		{	$\frac{1}{2}$ a Brick thick.

N. B. Every Breast and Back of every Chimney, and every Breast, and Back, and With, or Partition, of any Flue hereafter to be built in any Wall, shall be rendered
or

or pargetted within and without, except next vacant Ground; which Parts, against such vacant Ground, shall be, by Lime, or in some durable Manner, marked and distinguished, (except a Fore-front, Back-front, and Side-front, not likely to be built against) and must be rendered as soon as any building is built against the same. Therefore no Wood-work whatever must be affixed against any Part of the said Chimnies and Flues, until the above is complied with, on penalty of *Fifty Shillings* on the Work-man offending against the said Act.

No Chimney to be erected on any Timber work whatever, except on such Piling, Bridging, or Planking, as may be necessary below the Foundation of the Building in which such Chimney is erected; but all Chimnies (except as before excepted) shall be built on solid Ground, or on Brick or Stone Foundations, or shall be set on Brick or Stone Corbels, or Iron Brackets, or upon Iron Shores, which Iron Shores shall be supported by Brick or Stone Foundations.

Chimney-breasts not to be supported by a Wood Turning-piece, but by a Brick or Stone Arch, or an Iron Bar.

No Timber to be laid in any Wall under the Hearth of any Chimney, nearer than 18 inches to the Surface of such Hearth.

All Chimnies to have Brick Trimmers before them, at least 18 inches broad from the Opening of such Chimney, with Slabs, or Foot-paces, on them, of Tile Stone, Marble, or Iron, at least 18 inches broad, and 1 Foot longer than the Opening of such Chimney when finished.

No Timber to be laid in the Brick-work of any Chimney, nearer than 9 inches to the Opening of such Chimney, or nearer than 5 inches to the inside of any Flue,

No Wood-work whatever shall be affixed to the Front of any Jamb or Mantle, or to the Front or Back of any Chimney or Flue, but by Iron-work; which Iron-work shall not lie or be drove more than 3 inches into the Wall against such Chimney or Flue, or nearer than 4 inches to the inside of the Opening of any Chimney.

No Timber or Wood-work whatever to be laid in the Brick-work of any Oven, Stove, Copper, Still, Boiler, or Furnace, nor within 2 feet of the inside of ditto, or within 9 inches of the inside of the Flue of ditto, where such Timber shall lie or be placed, nearer than 5 feet above the Mouth of the same, on penalty of *Fifty Shillings* on the Work-men offending against the said Act.

TIMBERS in PARTY WALLS.

No Timbers shall be laid into any Party Arch except for Bond to the same.

No Timber to be laid into any Party Wall hereafter to be built, but what shall have full $8\frac{1}{2}$ inches of solid Brick or Stone-work between the Ends and Sides of the same and the Timber of any adjoining Building.

The End of any Timber may lie beyond the Center of any Party-Wall hereafter to be built, provided there be $8\frac{1}{2}$ inches of Solid Brick or Stone-work at the End of the same.

OPENINGS,

OPENINGS, &c. in PARTY WALLS.

No Openings to be in Party-Walls except for a Communication from one Warehouse to another, and from one Stable-building to another, which Communication shall be by Iron Doors, &c. and except Passages or Ways on the Ground-Floor, which Passage or Way to the First and Second Rates shall be arched over with Brick or Stone, or Brick and Stone together, at least 13 inches thick, and to the Third and Fourth Rates at least $8\frac{1}{2}$ inches thick, and if there be any Vacuity under such Passage, every such Vacuity shall be arched over in the same manner.

Recesses may be left in Party Walls for Chimnies, Flues, Timbers, Ends of Walls, or Piers, provided that no such Recess be nearer than $8\frac{1}{2}$ inches to any Chimney or Flue, or to any Timber of the adjoining Building, and provided that no such Recess be more than 15 inches wide, or more than 4 inches deep, or nearer than 10 Feet to any other Recess.

Party Walls not to be cut or maimed, other than for the Purposes and in the manner herein after mentioned; that is to say, when the Front or Back Wall of any House or Building, being in a Line with the Front or Back-Wall of the House or Building adjoining thereto, such Party Wall may be cut 9 inches deep and to the Center of the Wall, for the Purpose of inserting therein the End of such new Front or Back Wall; and 14 inches deep and 4 inches wide in the Cellar Story, and 2 inches wide in the Ground Story, for inserting therein a Bressummer and Story Posts, and for Stone Steps and Stone Landings, and for Bearers
for

for Wood Stairs, so as no Timber Bearer be laid into any Party Wall nearer than $8\frac{1}{2}$ inches to any Chimney or Flue, or to any Timber of the adjoining House or Building, or nearer than 4 inches to the internal Finishing of such adjoining House or Building; and for Stone Corbels for the Support of Chimney Jambs, Girders, Beams, Purlings, Binding and Trimming Joists, and other principal Timbers.

BUILDING against a PARTY WALL.

If any Building should be built against a Party Wall that is of a proper Thickness, that have Timbers lie through the same, such Timbers shall be cut off full 6 inches in the Wall, which Wall shall be filled up with solid Brick or Stone-work.

External Walls shall not become Party Walls, except of a proper Thickness above the Footings, agreeable to the Rate that the present Building is of, and agreeable to the Rate of the Building intended to be built against it.

Party Walls not to be raised after the Buildings adjoining are compleated, unless the same, when raised, be of the full Thickness such Wall is of in the Story next under the Roof of the highest adjoining Building; nor unless the same can be done with safety to the said Wall, and the Buildings adjoining thereto.

R O O F S, &c.

Roofs, Flats, Gutters, and all Erections on every Building of the five first Rates of Building, except the Doors, Door-frames, Windows and Window-frames,

frames, shall be entirely covered with either Glass, Copper, Lead, Tin, Slate, Tile, or artificial Stone.

Dormers, or other Erections, if fixed in the Flat or Roof of any Building, within 4 feet of any Party-wall, then every such Party-Wall must be carried up 2 feet wider, and to the full Height of every part of such Erection.

WATER from ROOFS.

Water from the Roofs of the four first Rates must not drip next to any public Way, but must be conveyed by Lead, Copper, Tin, or Iron Gutters, or Pipes, to the Tops of the Windows of the Parlour Story and below them Wood Trunks may be used.

BRESSUMMERS, &c.

Bressummers, Story Posts and Plates, below and on the Ground Story only, may be used at Discretion, except that they must not be fixed more than 4 inches below the Ground Floor, and 2 inches above, into any Party Wall, or than 14 inches deep; or nearer than 9 inches to each other, if 4th Rates.

Story Posts at the Corner of any public Way, must be of Oak or Stone, at least 12 inches square.

No external Decoration to be of Wood, except Dressings to Shop-windows, which Dressings shall not be higher than the under Side of the Sills of the One Pair of Stair windows.

Stall-boards,

Stall-boards, in places 30 feet wide, must not project more than 10 inches, Coverings 18 inches; and in any Place, not 30 feet wide, Stall-boards not more than 5 inches, Coverings, 13 inches, from the upright Line of the Building.

There must not be any Wood Frontispiece to a Building of the 1st Rate.

Necessary Tiers and Stories of Door-cases and Doors to Ware-houses, may be fixed at Discretion.

WINDOWS and DOOR-FRAMES.

Window-frames and Door-frames to the five first Rates to be set in Reveals, and recessed at least 4 inches from the front of the Building in which they shall be fixed.

No Timber-work whatever (except as before excepted) shall be laid in any external Wall, nearer than 4 inches to the external face thereof.

P E N A L T I E S .

No Building, or any Addition or Alteration to any Building, or cutting into any Party Wall, either Old or New, shall be begun without giving 24 Hours notice to the Surveyor in whose District the same is situated, under the Penalty of *Three Times the Sum* the Surveyor would be otherwise entitled to receive, for his Trouble in viewing the same; and *Twenty Pounds* Penalty to any Person who shall sue for the same.

Penalty

Penalty of *Ten Pounds* on Persons neglecting to cause their Building, Addition, or Alteration, or cutting into a Party Wall, to be certified by the Surveyor, and filed with the Clerk of the Peace for the County, &c. in which such Building is situate; and a further Penalty of *Ten Pounds per Month* until such Building, &c. is certified.

Penalty of *Fifty Shillings* on Workmen offending against the said Act.

Every Building, Addition, Alteration, or Cutting into any Party Wall, contrary to the Rules and Regulations contained in the said Act, shall be deemed a Nuisance, and must be altered, or the Person or Persons so offending shall be committed to the common Goal, there to remain without Bail or Mainprize, till the Nuisance is removed.

INTERNAL INCLOSURES.

Internal Inclosures shall be made of Brick or Stone, or artificial Stone, or Stucco, together, or some, or one of them, except as before excepted, for separating any Building of the 1st, 2d, 3d, or 4th Rate or Class of Building, from any other Building, where such Buildings shall be in separate Occupations.

REGULATIONS of PARTY WALLS between INTERMIXED PROPERTY.

In several Houses, or other Buildings, some Part is built over a public Way, and several of the Rooms or
E Floors

Floors are the Property of different Persons, and lie intermixed, without being separated by a Party Wall, and without being arched over and under each other with Brick or Stone, or Brick and Stone together throughout, it is enacted, that when any House or Building (except Inns of Court, &c.) so built, shall be rebuilt, there shall be a Party Wall agreeable to the highest Rate of Building adjoining thereto; with a Party Arch, or Party Arches, of $1\frac{1}{2}$ Brick, or 13 inches, to the 1st and 2d Rates, and 1 Brick, or $8\frac{1}{2}$ inches, to the 3d and 4th Rates, between House and House, or other Building, or between the different Rooms or Floors, so being the Property of different Persons as aforesaid.

BUILDINGS divided into separate DWELLING-HOUSES, &c.

It is also further enacted, that when any Building of the Four First Rates (except Inns of Court or Chancery, Royal Exchange, Companies Halls, and except Ware-houses and Dwelling-houses, let at a Rack-rent for not more than *Twenty Five Pounds* by the Year) be at any Time hereafter converted into two or more Dwelling-houses, Work-shops, Stables, or other Buildings, which shall be in distinct Tenures on the Ground-Floor thereof, then each such Tenements shall be considered as a separate Building, and shall be divided from each other by a Party Wall, or Party Walls, agreeable to the highest Rate of the Building adjoining thereto. Provided, nevertheless, the Proprietor, or Lease-holder of a Warehouse not exceeding 35 Squares on the Ground Plan, may divide it for the Conveniency of letting it to Under Tenants; and also the Proprietor, or Lease-holder of any Stable Yard, or Livery

Buildings divided into Dwelling-houses &c. 27

Livery Stables, may divide the said Stables, for the Conveniency of letting the same to Under Tenants, provided the said Stables do not contain more than 25 Squares on the Ground Plan, including internal and external Walls.

F I N I S.

General INDEX to the whole A C T.

A.		Folio.
Section.		
4, 5, & 6	A RCHES over Recesses in external Walls —————	1710 & 12
32	Arches between intermixed property	29
36	Appeals from Grievance of Rate to Quarter Sessions — —	19
17	Do to be held in the <i>Borough of Southwark</i> — — — —	37
96	Appeals to the Sessions on Conviction, Commitment, &c. —	90
38	Appeal from View of ruinous party Walls — — — —	42
28	Arches (party) not to be maimed —	25
45	Arches over Chimnies — —	51
26	Arches over public Way — —	24 & 25
15	Above four square Stories — —	17
34 & 41	Account to be left with Owners —	36 & 48
		Amends

I N D E X.

Section.		Index.
100	Amends to be made before Issue joined	1791
100	Actions Limitations for penalties —	91

B.

1	Buildings divided into seven Rates	1708
27	Beams, &c. how they may be laid —	25
29	Backs of Chimnies in party Walls	27
45	Backs of Chimnies not in party Walls	51
29	Breast of Flues — — — —	27 & 28
29	Backs of Flues — — — —	27 & 28
45	Breast of Chimnies how to be supported — — — —	51
45	Brick Trimmers under Slabs — —	52
45	Brick-work of Ovens, Coppers, &c.	52
33	Building party Walls, Owners may be compelled to join, &c. —	30
34	Builders to be repaid part of the Expence, according to Verdict —	36
70	Buildings presented ruinous — — —	69
46	Bressummers — — — —	54
49 & 52	Bow Windows — — — —	56 & 57
28	Bearers to Wood Stairs — —	26
55 & 58	Building hereafter divided — —	59 & 60
59	Brick Funnels in Front — —	60
61	Building contrary declared to be a common Nuisance — —	60 & 61
15	Building above four Stories high —	17
67	Buildings to be Surveyed within 14 Days after covered in — —	67

Crane-house.

I N D E X.

C.

Section.	Folio.
20 & 21 Crane-houses — — — —	1720
29 & 30 Chimnies in party Walls — —	27 & 28
29 Chimnies back to back — — —	1727
29 30 45 Chimnies to the Four First Rate Buildings — — — —	27 & 51
45 Chimnies not in party Walls —	51
45 Chimnies not to be supported by Timber	53
45 Coppers, &c. — — — —	52
46 Corner posts to be of Oak or Stone	54
26 & 53 Communication Doors, &c. —	24 & 58
36 Court to be holden in Southwark	37
33 38 96 Court to give Judgment — —	34 43 90

D.

16 Divisions of Possessions — —	18
18 & 19 Distances of Fifth and Sixth Rates	19 & 20
22 Detached Offices deemed of the same Rate as if independent of any other Building — —	21
26 47 51 Dormers, &c. — —	24 54 57
46 Door-frames and Window-frames	53
46 Door-cases to Ware-houses —	54
48 Dripping Eaves — —	55
49 Decorations — —	56
55 Dividing Warehouses &c. — —	59
45 Distance of Timber to be laid in the Brick-work of Chimnies, Oven, Stove, Copper, Boiler, &c. —	52
38 Default of Appeal — —	43
64 & 68 Default of Notice to the Surveyor —	65 & 68
	Distress

I N D E X.

Section.		Folio.
87	Distress not unlawful for want of Form, &c. — —	1783

E.

369 & 12	External Walls — —	1709 to 16
3 & 4	External Recesses — —	10 & 12
59	External Funnels not to project in Front — —	60
23	Ends of Timbers to be cut off —	22
25	External Walls shall not become party Walls unless of a proper Thickness — —	23
27	Ends of Timber how to be laid —	25
34	Expence of Moiety — —	36 & 37
51	External Inclosures to old Buildings —	57
46 & 49	External Decorations — —	54 & 56
41	Expence how to be recovered —	48
74 & 75	Engines and Ladders — —	74 & 75

F.

2 & 15	First Rate Building — —	9 & 17
49	Frontispiece to do — —	55
11 & 12	Fourth Rate Building — —	15 & 16
15	Fourth Rate Building four Stories high — —	17
18 & 53	Fifth Rate Building — —	19 & 53
29 & 45	Flues — —	27 & 52
		Fence-Wall

I N D E X.

Section.		Folio.
43	Fence Walls — — —	1750
45	Fore and back Fronts taken down in five Years — — —	51
47	Flats, &c. how to be covered — — —	54
59	Funnel or Pipe — — —	60
67	Further Penalty of Ten Pounds — — —	68
38	Form of Notice before Pulling down — — —	40
76	Fees to Turncock, &c. — — —	1776
33 & 41	Furniture may be removed, &c. — — —	35 & 47
63	Fees to Surveyor — — —	64

G.

26	Gutters in Front — — —	24
33 & 41	Goods may be removed — — —	35 & 47
55	Ground Floor divided — — —	59
100	General Issue — — —	91

H.

23	How long old found Walls may re- main — — —	21
23	Half the Materials and Scite of Ground — — —	22
43	Half on each Ground, if not more than seven Inches — — —	50
45	Hearths how near Timber may lie to ditto — — —	52
67	Houses, &c. to be surveyed — — —	67

Board

I N D E X.

Section.	Folio.
70 Board to be put up when any Building is presented ruinous —	1769

I.

14 Independent Walls — —	1716
16 Internal Inclosures — —	18
31 & 33 Intermixed Property — —	29 & 35
45 Iron Nails — —	52
26 & 54 Iron Doors — —	24 & 58
65 Information of irregular Buildings —	66
71 Insufficient to make good —	71
83 Insured Money how to be applied —	81
61 66 82 Imprisonment — —	61 66 82
41 Improved Rent — —	46
38 In Default of Appeal — —	43

K.

32 & 69 Kings Palaces, &c. excepted —	29 30 68
---------------------------------------	----------

L.

49 & 52 Line of Fronts of Houses — —	56 & 57
75 Ladders to be kept — —	75
99 Limitation of Actions — —	91

Materials

I N D E X.

M.

Section.		Folio.
16	Materials of Divisions in separate Occupations —	1718
17	Method of ascertaining Rate —	18
46	Materials of external Walls —	53
48 & 49	Materials of external Decorations —	54 & 56
61 & 70	Materials may be sold —	62 & 70
83	Money insured —	81
41	Moiety in Proportion to the Rate —	47

N.

33	Notice to join in Building Party Walls —	30 & 31
30	Notice to place Chimnies, &c. —	28
38	Notice to pull down party walls —	39 & 40
38	In Default of Appeal —	43
39 & 40	Notice to Owners —	44 & 45
41	Notice before Action —	49
58 & 60	Nuisance —	60
63	Notice to Surveyor —	64 & 65
70	Notice of ruinous Buildings —	69
15	No. of square Stories —	17
1	New, or Old Foundations —	8

O.

23	Old found party Walls may remain	21
23	Owners to have but half Materials and half the Scite of Ground —	22

F

Openings

I N D E X.

Section.	Folio
26 & 54 Openings in party Walls —	1724 & 58
33 Owners may be compelled to join in building party Walls —	30
38 Old party Walls when decayed, may be rebuilt —	39
38 Owners, when aggrieved, may appeal	42
39 Owners of the First, Second and Third Rates, shall give three Months Notice in Writing—	44
40 Owners to give three Months No- tice in Writing of pulling down Wood partitions —	45
42 Old and sound party Walls how to be raised — —	49

P.

4, 7, 10, & 13 Party-walls thickness of —	10 to 16
14 Party - walls except where each Building have separate and distinct side walls —	16
16 Party Walls of Materials . —	17 & 18
23 Party Walls old and sound —	21
28 Party Walls not to be maimed —	25
26 Party Walls to be carried eighteen inches above the Roof —	23
26, 53, & 54 Party Walls what Openings and Recesses — —	24 & 58
24 & 40 Party Partitions of Timber —	23 & 45
43 Party Fences and Fence Walls —	50
23 & 39 Party Walls not of a sufficient Thickness — —	22 & 24 Party

I N D E X,

38	Party Walls, when decayed, may be rebuilt	1739
15	Party Walls to Dwelling houses as to the No. of Stories	17
42	Party Walls shall be such as are required for the highest Rate of Building adjoining	49
38	Party Walls to be viewed by Surveyors	41
38	Party Walls being certified, a Copy to be left	42
38	Power to appeal to Sessions	42 & 43
33	Party Walls between intermixed Property, how to be settled	29 & 30
41	Property to be vested in first Owner, and how to be valued	47
42	Party Walls of lower Rates adjoining to higher	49
42	Party Walls may be raised by Owner of one Side	49
66	Penalty on Workmen	66
98	Parishoners may be Witnesses	90
14	Piling and Planking	17
29	Pargetting	27

Q.

69	Queen's Palaces, &c. excepted	69
----	-------------------------------	----

R.

2, 5, 8, 11, 18, 19 & 20	Rate how determined	9, 17 & 18
41	Rates per Rod	48
	F 2	Recesses

I N D E X.

Section.		Folio.
3 & 6	Recesses in external Walls —	1710 & 12
26	Recesses in party walls —	24
42	Rates of the highest Building ad- joining, when compleated —	49
45	Rebuilding, what is deemed so —	51
31	Regulations of party walls, &c. be- tween intermixed property —	29
46	Reveals —	53
47	Roofs how to be covered —	54
51	Repairs of Old Buildings —	57
60	Recognizance to demolish —	61
70	Ruinous buildings —	69

S.

5	Second Rate building —	11 to 17
15	Stories high, four or more —	17
17	Squares to be taken at Entrance -	19
23	Scite of Ground —	22 & 59
36	Sessions for Surrey to be held in <i>Southwark</i> —	37
38 & 62	Surveyors to be appointed —	41 & 62
45	Slabs and Stoves —	52
46	Sash-frames to be set in Reveals —	53
46	Story-posts, Corner ditto, of Oak	54
49	Shop-windows and Stall-boards -	56
54	Stables not to exceed twenty-five Squares —	58 & 59
65	Surveyors to give Information —	66
61 & 70	Sell Materials —	62 & 70
50	Saving to Commissioners —	56

Separate

I N D E X.

Section,		Folio,
14	Separate and distinct Side Wall, except party Walls — —	1716
19	Sixth Rate building — —	20
20	Seventh Rate building — —	20
63	Surveyor to be satisfied for his Trouble — —	64
62	Surveyors Oath — —	63

T.

8	Third Rate Building — — —	13 to 17
2 to 14	Thickness of walls, from — —	9 to 16
23	Timber in old walls — —	22
24	Timber partitions — —	23
27	Timber, how to be laid — —	25 & 26
45	Timber under Hearth — —	54
45	Timber in the Brick-work of Chimnies — —	52
45	Timber in the Brick-work of Ovens Coppers, &c. — —	52
45	Timber in the Brick-work of Flues — —	52
45	Timber not to support Chimnies — —	53
46	Timber not externally to inclose Buildings — — —	53
46	Timber not nearer than four inches to the Outside Face — —	54
53	Timber, how to be laid by Iron Doors — —	58
19 & 20	Timber may be used in the Sixth and Seventh Rates — —	20
55	Tenures on the Ground-floor — —	59
64	Treble Satisfaction — —	65
		Three

I N D E X.

Section.	Folio,
38 & 39 Three Months Notice before pul- ling down —	1739 & 44

V.

33	Verdict to be recorded —	34
----	--------------------------	----

W.

23	Walls may remain, if found, when another is built against it —	21
23 39 43	Walls, not of sufficient Thickness to be taken down —	22, 44, & 49
3, 6, 26,	What Recesses may be in party walls, &c. —	10, 12, & 24
26	What Openings may be in party walls —	24
29	Withs —	27
33	Within fourteen days after Judgment	35
67	Within fourteen days after cover'd in	67
33	Workmen hindering and damaging Work —	36
38	Walls being certified, a Copy to be delivered —	42
48	Water, how to be conveyed —	55
53	Warehouses not to exceed thirty five Squares —	57 & 58
46	Window-frames to be set in Reveals	53

F I N I S.

